



June 23, 2015

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Donald R. Duckworth
Executive Director

Mr. Kevin Jones
Hearing Officer
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 621
Los Angeles, Ca. 90012

Re: APCW-2014-1971-ZC-CU-CDO
(NWC S. Sepulveda Boulevard & Manchester Avenue)

Dear Mr. Jones:

This letter is written on behalf of the Westchester Town Center Business Improvement District Board of Directors (WTC BID) and its 129 commercial property owners. We represent all of the commercial properties north of LAX to just north of Manchester Avenue between Sepulveda Westway to Sepulveda Eastway.

This business community is overwhelmingly in support of the proposed Chick Fil-A development proposal, and aghast at the notion that our support may not have been recognized by the Hearing Officer for this project. The WTC BID Board of Directors has taken numerous formal votes in support of this Chick Fil-A development proposal. All of them have been unanimous! We certainly that level of support was verbally represented by the undersigned at the February 23, 2015 Hearing. It was also represented by WTC BID Board Member John Ruhlen at the same Hearing.

The WTC BID has been involved with the subject project for over two (2) years, and before it was formally submitted for City approval. We met with the applicant to provide input as the project was conceptualized. And that input has been accepted and incorporated into the project. At the WTC BID's request, the applicant will provide five (5) ficus tree removals, extensive sidewalk repairs, three (3) decorative trash receptacles for the S. Sepulveda and Manchester frontage, an enhanced pedestrian-oriented development, top quality landscaping, off-site employee parking, and support for public transit-alternative employee commuting, among other things.

Over the years, the WTC BID has appeared before numerous Neighborhood Council meetings and those of its PLUC Committee and strongly supported the project. The Neighborhood Council has taken a formal action of support for the project.

The LAX Coastal Chamber of Commerce Board of Directors has also taken a formal action of support for the project.

The Westchester YMCA Board of Managers, which is a neighbor, has taken a formal position in support of this project.

A number of other community organizations and individuals have actively supported the proposed project as well.

Chick Fil-A As a Catalytic Project

Beyond the fact of the broad range of support enjoyed by this project proposal is the reality that it will replace an existing dilapidated, blighted, vacant eyesore with a use that makes a positive contribution towards the effectuation of a pedestrian oriented community dining and shopping district. The reason that the Westchester community has supported extensive streetscape beautification, formation of the WTC BID, and adoption of the Community Design Overlay District was to achieve this community revitalization goal.

CDO Cannot Be Used Against the Project

We explained to the Hearing Officer that, as founding supporters of the Westchester CDO, that we absolutely intended that proposals such as this Chick Fil-A proposal would be encouraged by the CDO. To now hear it cited as a reason to not to approve the project on account of drafting immaturities, is an outrageous misuse of our community's good will and intent. The WTC BID feels so strongly about this abusive interpretation that we met with the Planning staff (Ms. Conni Pallini-Tipton and Mr. Kevin Jones) to discuss the Westchester CDO's history and express an interest in repealing or seriously modifying it.

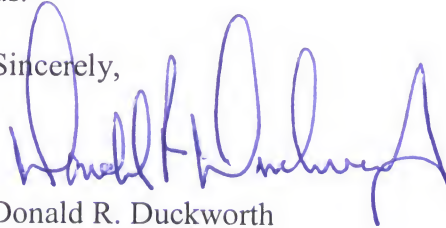
These community arguments are made even more persuasive when the alternative use of the subject site as an LAX parking facility is understood. It is clearly time for more appropriate, community minded, professional planning perspectives to prevail.

Conclusion

The WTC BID and a broad spectrum of Westchester business and community groups fully supports the Chick Fil-A development proposal and urges the Hearing Officer and City to approve it as soon as possible.

As we may provide any additional assistance, please don't hesitate to contact us.

Sincerely,



Donald R. Duckworth
Executive Director

C: Michael Logrande, Director
Lisa Webber, Deputy Director
Conni Pallini-Tipton
John Ruhlen, President, Westchester Streetscape Improvement Assn
Cyndi Hensch, President, Westchester Playa Neighborhood Council
WTC BID Board Members
Christina Davis, LAX Coastal Chamber of Commerce